



ETERNIA
Maximum at Madhyamgram

ETERNIA
Maximum at Madhyamgram



ETERNIA

Maximum at **Madhyamgram**

Talking about 'maximum', it's not just about all that you need to live a life at the 'max' and enjoy all that you expect from your home at ETERNIA. It's also about a life that's without stress and a heart filled with happiness.

It's easy in a place like Madhyamgram, amidst abundant greens, less pollution, birds all around and fishes in a large adjacent pond to keep you in company with Nature.

At ETERNIA, experience 'maximum' while you re-discover yourself in all abundance with like-minded neighbours on 10.36 acres of land with 69% open space.

Open your eyes to a bustling neighbourhood within the city that's well-connected by road and rail. A safe haven for all, amidst greens, breeze and serenity.

Welcome home to a paradise ... of maximums.



The waterbody adjacent to ETERNIA

ETERNIA
Maximum at Madhyamgram

Just 2.2 kms from Madhyamgram Chowmatha and 9.4 kms from Kolkata International Airport. Close to hospitals, educational institutes, malls and entertainment zones lies ETERNIA.

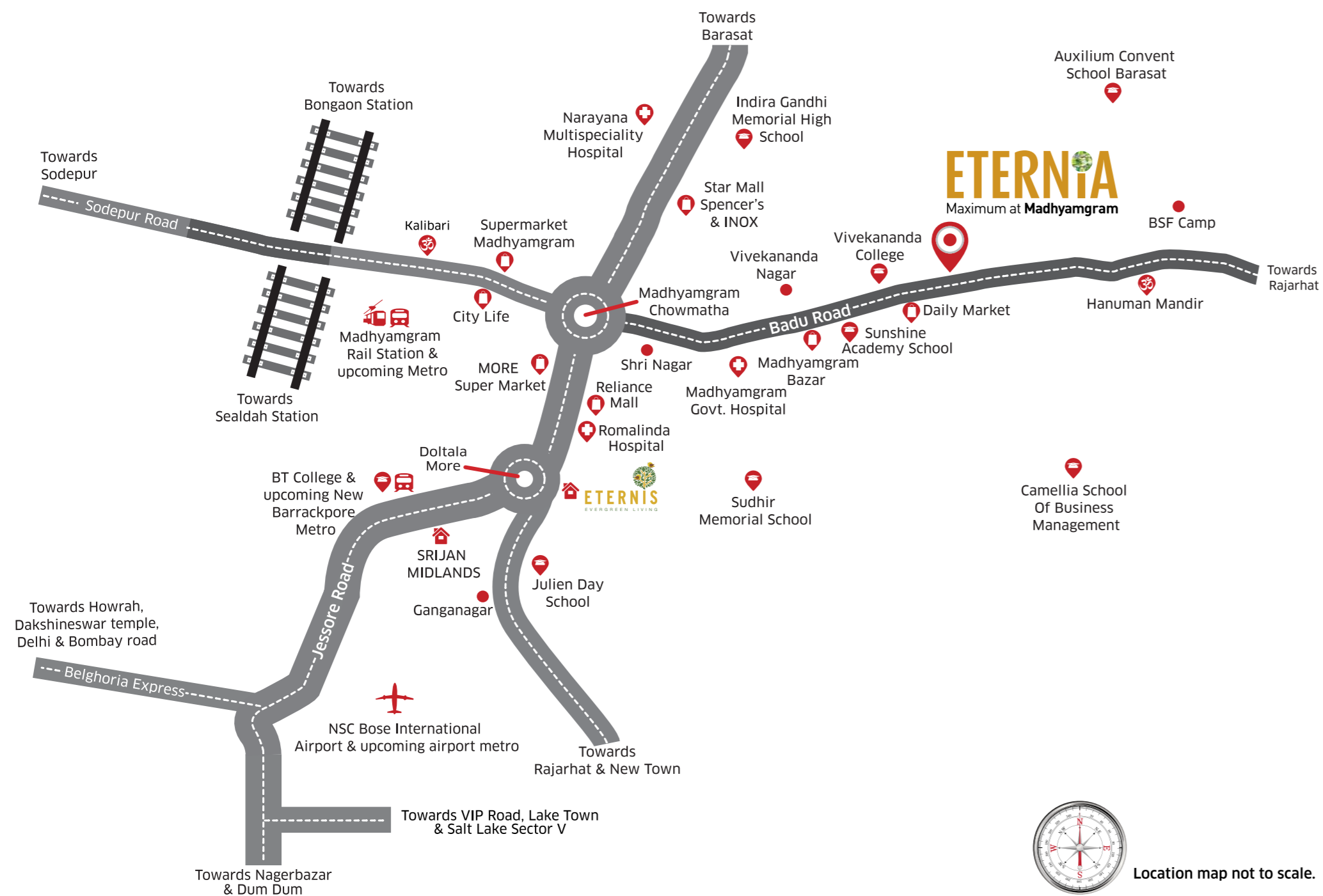
An exclusive property that provides unique features that is affordable yet world-class ... self-sufficient with all necessities of daily life.

2/3 BHK homes from 811 sqft adjacent to a large waterbody, 914 apartments in 26 towers with 69% open space and 50+ modern amenities spread across about 10.36 acres make ETERNIA the largest project with the 'maximum' benefit in Madhyamgram.

Note - Pond is not a part of the project. It is outside the project area.

MAXIMUM CONNECTIVITY





Maximum proximity

Markets and Malls

- Daily bazaar 800 mtrs
- Madhyamgram daily market 1.9 kms
- City Life 2.5 kms
- Viraat Bazaar 2.5 kms
- Reliance Mall 3 kms
- Madhyamgram Supermarket 3.4 kms
- MORE Supermarket 3.5 kms
- Star Mall 3.9 kms

Educational Institutions

- Camellia School of Business Management 1.3 kms
- Sunshine Academy School 1.5 kms
- Vivekananda College 2.2 kms
- St Jude's High School 3.1 kms
- Julien Day School 4.3 kms
- Auxilium Convent School 4.3 kms
- Indira Gandhi Memorial School 4.4 kms

Healthcare facilities

- Madhyamgram Rural Hospital 2.2 kms
- Romalinda Diagnostic Centre & Multispecialty Hospital 3.1 kms
- Narayana Super Speciality Hospital 3.9 kms

Transportation facilities and Connectivity

- Madhyamgram Chowmatha 2.2 kms
- Madhyamgram Railway Station 3.8 kms
- Upcoming New Barrackpore Metro 4.6 kms
- New Barrackpore Railway Station 6 kms
- Airport 9.4 kms
- Dakhineswar Temple 16.9 kms
- New Kolkata Railway Station 17.5 kms
- New Town 20 kms
- Sector V 20.6 kms
- Sealdah Railway Station 23 kms
- Barabazar 23 kms
- Howrah Railway Station 24.7 kms
- BBD Bag 25.6 kms
- Park Street 30 kms
- Santragachi Railway Station 32 kms

NOTE Travel time and distances courtesy Google.com

The magnificent gateway





The central garden pavillion

Maximum gain

- Largest project in Madhyamgram.
- Pollution-free serene environment adjacent to a large waterbody.
- All types of modern amenities.
- Highest open spaces in a low-rise project
- Landscaping by national award-winning landscapist.

Maximum benefits

Greens

- Central landscaped garden
- Contemplation and reading garden
- Apartment entry gardens
- Waterbody and fountains
- Traffic-free community spaces
- Adda-zone with landscaping
- Walking trails
- Healing, herbal, fruit, chess and maze gardens
- Wooden deck
- Senior citizens' zone
- Meditation pavilion
- Kids' play zone
- Grass pavers open parking
- Wide internal driveway for smooth flow of traffic

Wellness

- Two swimming pools
- Two separate Kids pool
- Changing rooms and showers with both pools
- Well-equipped AC Gym
- Yoga Room
- Reflexology Park,
- Outdoor gym
- Jogging track
- **Energia** - The Spa
- Massage Room
- Steam • Sauna • Jacuzzi

Sports

- Multipurpose Court for outdoor games
- Squash Court
- Skating rink
- Cricket net practice area

- AC Indoor games room with pool table
- Table tennis • Carom
- Chess
- Dart
- Card Room

Entertainment

- **Et Cetera** - The Clubhouse
- AC guest rooms • Library
- AC home theatre
- Puja mandap
- 2 AC Community Halls
- Barbeque Counter
- Mini Party Hall
- TV lounge
- Party lawn
- Outdoor cinema
- Kid's play area

Security

- CCTV Surveillance
- Intercom
- Modern firefighting system
- Round the clock security

Essentials

- Adequate car parking
- Water treatment plant
- Power back-up
- Garbage disposal area
- Facility management
- Association office
- 2 lifts in each block
- Sewerage treatment plant
- Staff toilet in ground floor
- AC bus service for hassle-free communication

MAXIMUM LIVING



The club



The first of the two swimpools



The second of the two swimpools



The lush green multipurpose court



The outdoor gymnasium



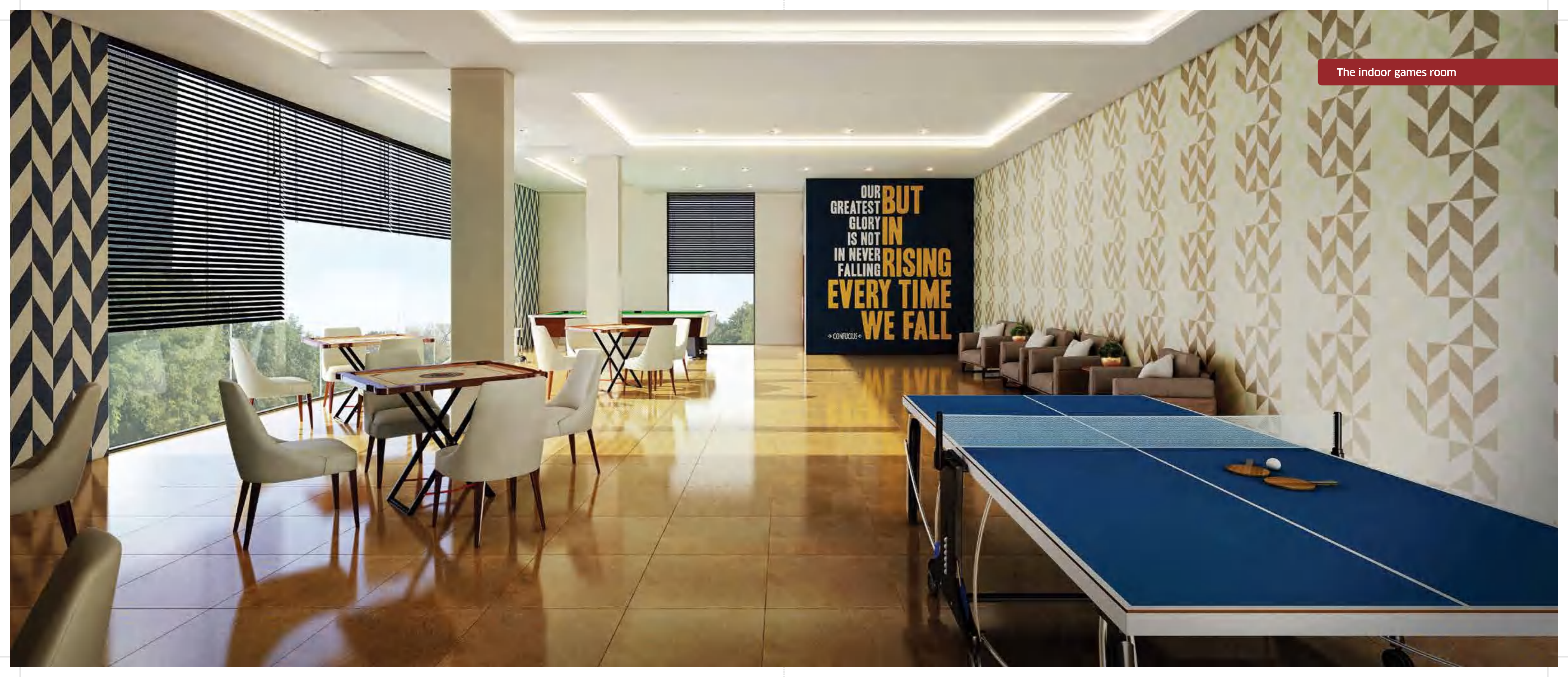
One of the 2 AC community halls



The well-equipped modern AC gymnasium



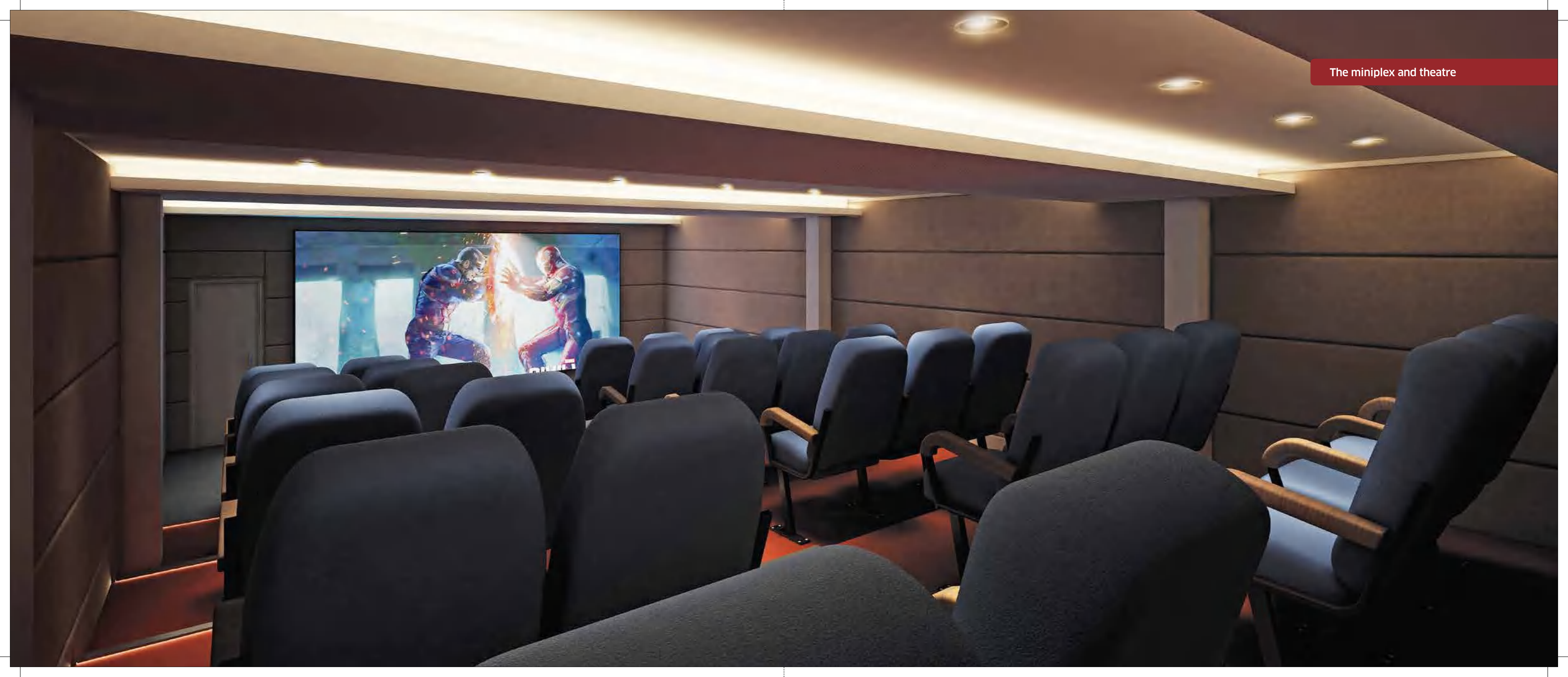
The indoor games room



The card room



The miniplex and theatre



The party lounge area



The squash court



MAXIMUM GREEN SPACES



The floating gazebo



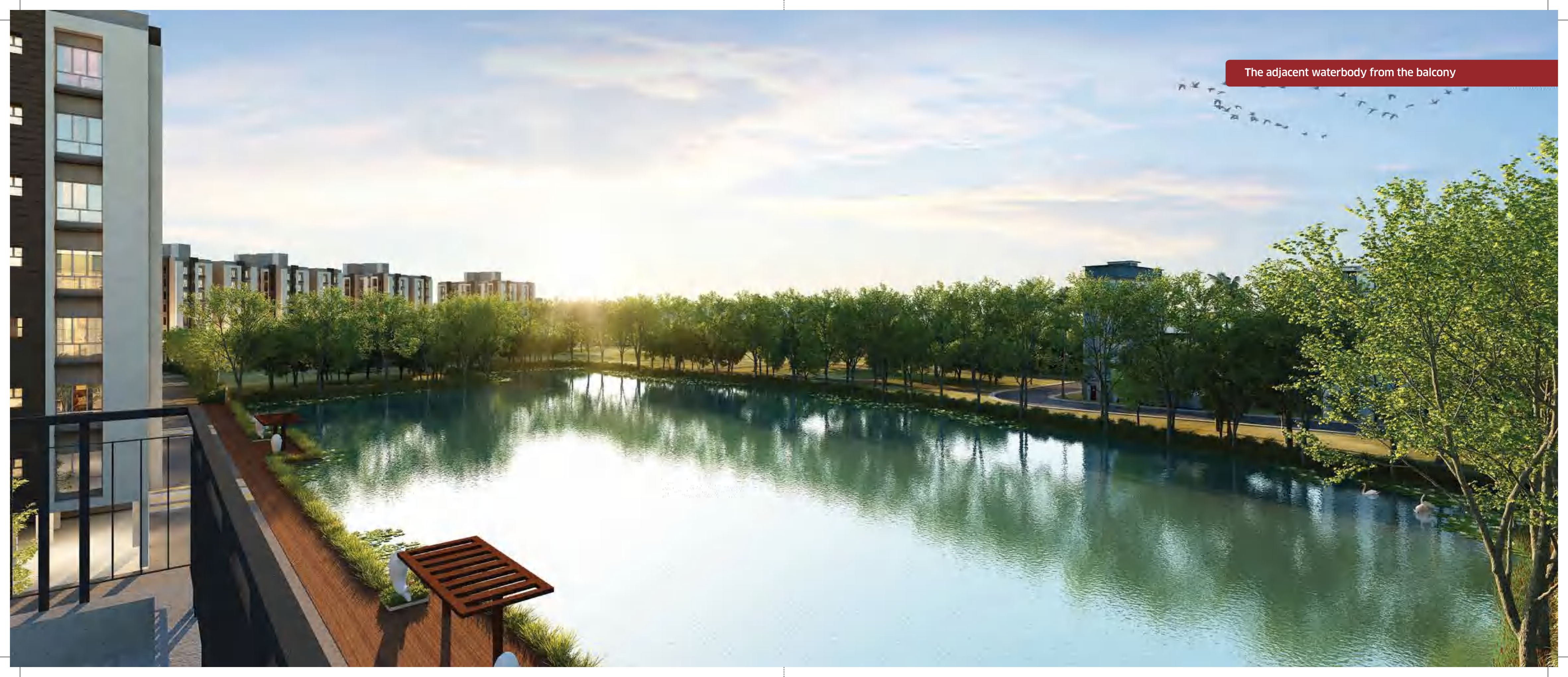
The outdoor kids' play area



MAXIMUM NATURE



The adjacent waterbody from the balcony



The central garden and Clubhouse



The living room



The master bedroom



Maximum specifications

Foundation Pile foundation	Geyser in toilet Provision for hot and cold water in shower area
Structure RCC frame structure	Water filtration plant in the project Yes
Outdoor Finish Weather-coat paint	Roof top treatment Waterproofing
Thickness of flat outer walls 200 mm	Source of water in the project Deep tube well
Thickness of flat inner walls 100 mm	Provision for generators for the flats Yes
Wall & Ceiling POP finish	Firefighting arrangements in the project As per fire department norms
Flooring Vitrified tiles	Earthquake resistant Yes
Doors & Windows Decorative flash door Powder-coated Aluminum sliding windows	Lightening resistant Yes
Sanitarywares Varmora or equivalent brand	Pollution Clearance Yes
Sanitary Fittings Essco or equivalent brand	
Electrical Fittings Concealed wiring with provision of modular switches (Kolors or equivalent brand)	
Kitchen fittings Stainless steel sink, provision of water filter point Provision of Chimney and Exhaust Point ~ Yes	
Provision for ACs Without wiring and switch, only conductive work in all rooms and living room	

The palm court sitting area



Essentials

Address

ETERNIA
1048 Kutulsahi Road
Barasat Municipality
Ward 29
Kolkata 700155

Holding 233
Badu Road
Madhyamgram Municipality
Ward 4 (formerly Ward 12)
Kolkata 700155

Lead developer

Srijan Realty Private Limited
36/1A Elgin Road
Kolkata 700020

Co-developer

PS Group
1002 EM Bypaas
Kolkata 700105

NPR

1 Lu Shin Sarani
9th floor
Kolkata 700073

Land owner

Swadha Group

Srijan Realty Credentials

- Greenfield City near Behala
- Ozone on South EM Bypass
- Eternis on Jessore Road
- Heritage Srijan Park Park Circus
- Srijan Midlands Madhyamgram
- Srijan Heritage Enclave Rajarhat
- Srijan Industrial Logistic Park NH6
- Galaxy Mall Asansol

PS Group & Srijan Joint Credentials

- Zen Matheswartala Road
- Address EM Bypass
- PS Srijan Corporate Park Sector V, Salt Lake City
- Sherwood Estate Narendrapur
- PS Srijan Sonargaon Sonarpur
- Panache Sector V, Salt Lake City

PS Group Credentials

- The 102 Joka
- One 10 New Town
- PS Magnum VIP Road

NPR Credentials

- The Crown Beliaghata
- Joy 98 Barahanagar
- Srivats Raja Rammohan Roy Road

Total land area
10.36 acres approximately

Floors
G+5 and G+7

Number of flats
914 apartments

Sizes
2 and 3 BHK from 811 sq ft

The pathway



Maximum repute

The Srijan advantage

Srijan Realty Private Limited is one of the leading real estate companies of eastern India with its presence in Kolkata and Asansol as well as Chennai in the South. The company has leveraged its rich insight into consumer preferences with customised property development.

Srijan's diversified realty portfolio comprise secured, gated communities, commercial parks, logistic parks, shopping malls, retail establishments, making it possible to address every opportunity and upturn.

Srijan possess a rich track record of having delivered approximately 73 lakh square feet across 29 projects. Developing 157 lakh square feet across 16 projects at present.

A responsible corporate citizen, Srijan has a project named 'Srijan Seva Sadan', a dharamshala, in Salasar. It is a housing that acts as a high-end pilgrims' refuge equipped with all modern lifestyle amenities. Srijan is also constructing a hospital in Salasar that will aim at addressing the secondary healthcare needs of thousands while its contiguous property engages in organic farming.

Recent recognition for Srijan Realty

Srijan has won the MAGPIE ESTATE AWARDS 2016, ORGANISED BY FRANCHISE INDIA & MEDIA PATNER ET NOW, REGIONAL DEVELOPER OF THE YEAR - EAST 2016 ABP NEWS REAL ESTATE AWARDS 2017 FOR BEST QUALITY ASSURANCE • ABP NEWS REAL ESTATE AWARDS 2017 FOR PROFESSIONAL EXCELLENCE IN REAL ESTATE 2017, CERTIFICATE OF MERIT ET NOW REAL ESTATE AWARDS 2018, BRAND OF THE YEAR 2018 ET NOW REAL ESTATE AWARDS 2018 DEVELOPER OF THE YEAR 2018 10TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2018 EAST, EXCELLENCE IN DELIVERY 2018



Sherwood Estate Narendrapur



Ozone South EM Bypass



Srijan Industrial Logistic Park NH 6



Galaxy Mall Asansol



Greenfield City near Behala Chowrasta Metro



Eternis Jessore Road



PS Srijan Corporate Park Sector V, Salt Lake City



Srijan Midlands Madhyamgram, Jessore Road

The PS edge

PS Group has been around for three decades, with 100+ joint ventures and more than 30 completed projects. The company aspires to be one of the most trusted names in real estate industry globally.

A 400+ strong workforce with a family of stakeholders, architects, consultants and channel partners share a vision ... uncompromising on innovation, automation and on-time delivery.

PS Group, is one of the leading real estate developers in East India today. Founding member of Indian Green Building Council with 20+ Green projects under development it has won over a 100 awards and is an ISO 9001, ISO 140001 and ISO 45001 certified company.

With CARE rating A-, it is featured on 'Great Places to Work' and has ensured happiness over the years for over 10,000 residents.

The NPR commitment

NPR has keen interest in real estate development in and around Kolkata.

Committed to provide quality construction since the last 50 years and a strong belief in commitment, trust and customer satisfaction, they have built numerous commercial and residential buildings at prime locations in the city.

NPR strives to deliver superior quality homes at competitive prices with a belief in complete transparency to create assets that appreciate over time.



The 102 Joka



One 10 New Town



Joy 98 Barahanagar



Srivats Raja Rammohan Roy Road



PS Magnum VIP Road



The Crown Beliaghata



Lead developer  **srijan**[®]
Building Tomorrows

Co-developers  **PS GROUP**  **NPR**

Land owner  **SWADHA GROUP**

ETERNIA 1048 Kutulsahi Road Barasat Municipality Ward 29 Kolkata 700155
Holding 233 Badu Road Madhyamgram Municipality Ward 4 (formerly Ward 12) Kolkata 700155

Phase I HIRA/P/NOR/2018/000175 | Phase II HIRA/P/NOR/2018/000142 | Phase III HIRA/P/NOR/2018/000143 | hira.wb.gov.in

NOTE

Pictures used in this brochure are artist impressions for illustration purpose only. The information, features, offerings and other details herein are only indicative and the developer / owner reserves its right to change any or all of these in its discretion subject to grant of approval from relevant authorities. This printed material does not constitute an offer, an invitation to an offer and / or commitment of any nature between the developer/owner and recipients. The developer's/owner's website(s) and other advertising and publicity material include artist impressions indicating the anticipated appearance of completed development. No warranty is given that the completed development will comply in any degree with such artist impression. Costs, designs and facilities and/or specifications may be subject to change without notice. Any decorative item and furniture shown here is not a part of our offering.